



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: January 22, 2008

Department: Zoning, Building and Planning **Staff Contact:** Enrico Gradi, Program Planner

TITLE: CONSENT: Special Use Permit for a Contractor's Yard (CSU-70033)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the November 7, 2007 public hearing, the County Planning Commission voted (6-0) to recommend approval of a Special Use Permit for a Contractor's Yard on Lot 1, Pauls Addition, located at 2726 Bridge Boulevard SW, on the southwest corner of Bridge Boulevard and Paulette Road, zoned R-1, and containing approximately .44 acres. The decision was based on the following Findings and subject to the following Conditions. The decision was based on five (5) Findings and subject to the following nine (9) Conditions.

Findings:

1. This is a request for a Special Use Permit for a Contractor's Yard on Lot 1, Pauls Addition, located at 2726 Bridge Boulevard SW, on the southwest corner of Bridge Boulevard and Paulette Road, zoned R-1, and containing approximately .44 acres.
2. The property is within the Semi Urban Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
3. This request is consistent with Resolution 116-86 in that this land use is more advantageous to the community since it encourages a small-scale, locally-owned and operated industry that complements residential areas and reduces the need to travel as articulated in Policies 3.g, 6.a, 6.b & 6.g of the Albuquerque/Bernalillo County Comprehensive Plan.
4. This request is consistent with the health, safety, and general welfare of the residents of the County.
5. The use has outgrown the site and will need to relocate to another location at the end of the time period of the Special Use Permit.

Conditions:

1. The applicant shall meet the requirements of the Bernalillo County Fire Department, including proper provisions for the access of fire-fighting apparatus, hazardous material handling and storage, and sufficient availability of water supply for fire protection.
2. Landscaping for the Special Use Permit shall be as indicated on the site plan dated September 24, 2007.
3. All off-street parking areas on the property shall be surfaced with gravel. Parking shall be appropriately marked to indicate the location of the space.
4. No outdoor speakers or amplified sound systems shall be permitted.
5. Any site lighting shall be site-specific. Shielded or cutoff fixtures shall be provided to prevent fugitive light from crossing onto adjacent lots or public rights-of-way.
6. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
7. This Special Use Permit shall be issued for 5 years.
8. A revised site development plan consistent with the Conditions of Approval shall be submitted for review and approval to the Zoning Administrator within two months of the final Board of County Commission approval.
9. The foregoing Conditions of Approval shall become effective immediately upon execution or utilization of any portion of the rights or privileges authorized by this Special Use Permit.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (November 9, 2007).
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval